



LAND USE SERVICES DEPARTMENT  
Current Planning Division  
ZONING ADMINISTRATOR STAFF REPORT



HEARING DATE: June 14, 2012

AGENDA ITEM NO: 2

**Project Description**

**Vicinity Map**



**APN:** 230-101-06-0000  
**APPLICANT:** LORD CONTRACTORS, INC  
**COMMUNITY:** FONTANA/2ND SUPERVISORIAL DISTRICT  
**LOCATION:** WEST SIDE OF BANANA AVENUE APPROXIMATELY 300' SOUTH OF ARROW ROUTE  
**PROJECT NO:** P201100503/MUP  
**STAFF:** HEIDI DURON  
**REP('S):** LORD CONSTRUCTORS, INC  
**PROPOSAL:** MINOR USE PERMIT TO CONSTRUCT A 26,250 SQ. FT. WAREHOUSE BUILDING AND TO EXPAND AN EXISTING LOGISTICS/FREIGHT BUSINESS ON 6.7 ACRES.



21 Hearing Notices Sent On: June 1, 2012

Report Prepared By: Heidi Duron

**SITE INFORMATION:** **Parcel Size:** 6.7 acres  
**Terrain:** Generally flat  
**Vegetation:** Very little vegetation –seasonal grasses and weeds and small trees

**SURROUNDING LAND DESCRIPTION**

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
<b>SITE</b>	Vacant	Community Industrial (IC)
North	Existing logistics/freight business	Community Industrial (IC)
South	Nursery/landscape business	Community Industrial (IC)
East	Construction/rubber recycling business	Community Industrial (IC)
West	Construction storage company	Community Industrial (IC)

	<b>AGENCY</b>	<b>COMMENT</b>
<b>City Sphere of Influence:</b>	City of Fontana	No comment
<b>Water Service:</b>	Fontana Water Company	"Will Serve"
<b>Septic/Sewer Service:</b>	DEHS	Existing septic

**STAFF RECOMMENDATION:** **APPROVE** the Minor Use Permit to construct a 26,250 sq. ft. warehouse building and to expand an existing logistics/freight business on 6.7 acres.

In accordance with San Bernardino County Development Code, this action may be appealed to the Planning Commission.

**BACKGROUND:**

The applicant is requesting approval of a Minor Use Permit (MUP) to construct a 26,250 square foot warehouse building to expand an existing logistics/freight company on 6.7 acres. The project is located on the west side of Banana Avenue, approximately 300 feet south of Arrow Route within the City of Fontana Sphere of Influence. The General Plan land use zoning designation of the property is Community Industrial (IC), and the Project is within the 2<sup>nd</sup> Supervisorial District.

The site is currently developed with the existing business, Rail Delivery Services, which consists of a 54,000 square-foot warehouse/office building. The proposed 26,250 square-foot building will be used for additional warehouse/dock area. The business currently employs 41 people at the site. The proposed expansion is expected to create an additional 15 jobs. The hours of operation are 7:00 am-7:00 pm, and the entire Project anticipates 50 truck trips per day.

**ANALYSIS:**

**Minor Use Permit (MUP).** Warehouse operations within the Community Industrial (IC) District are subject to the review and approval of a Minor Use Permit (MUP) with a public hearing before the County Zoning Administrator. Project notices for the public hearing were sent to surrounding property owners on June 1, 2012 and as of the preparation of this report, staff has not received any responses in favor or in opposition to the proposed project.

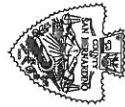
**Environmental (CEQA).** County staff has made an independent judgment in determining that this project is exempt from the requirements of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed on the basis of the general rule that a project is exempt because it has no foreseeable potential to cause a significant impact on the environment Section 15061(b)(3) of the CEQA Guidelines. The project will provide an expansion of a developed site located in an urbanized area, substantially surrounded by urban land uses, with utilities and public services available to serve the project.

**RECOMMENDATION: That the Zoning Administrator:**

1. **APPROVE** the Minor Use Permit to construct a 26,250 square foot warehouse building to expand an existing logistics/freight company on 6.7 acres.
2. **ADOPT** the Findings as contained in the staff report; and

Attachments: EXHIBIT A: Findings  
EXHIBIT B: Conditions of Approval  
EXHIBIT C: Land Use District Map  
EXHIBIT D: Assessor's Parcel Map  
EXHIBIT E: Site Plan

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.

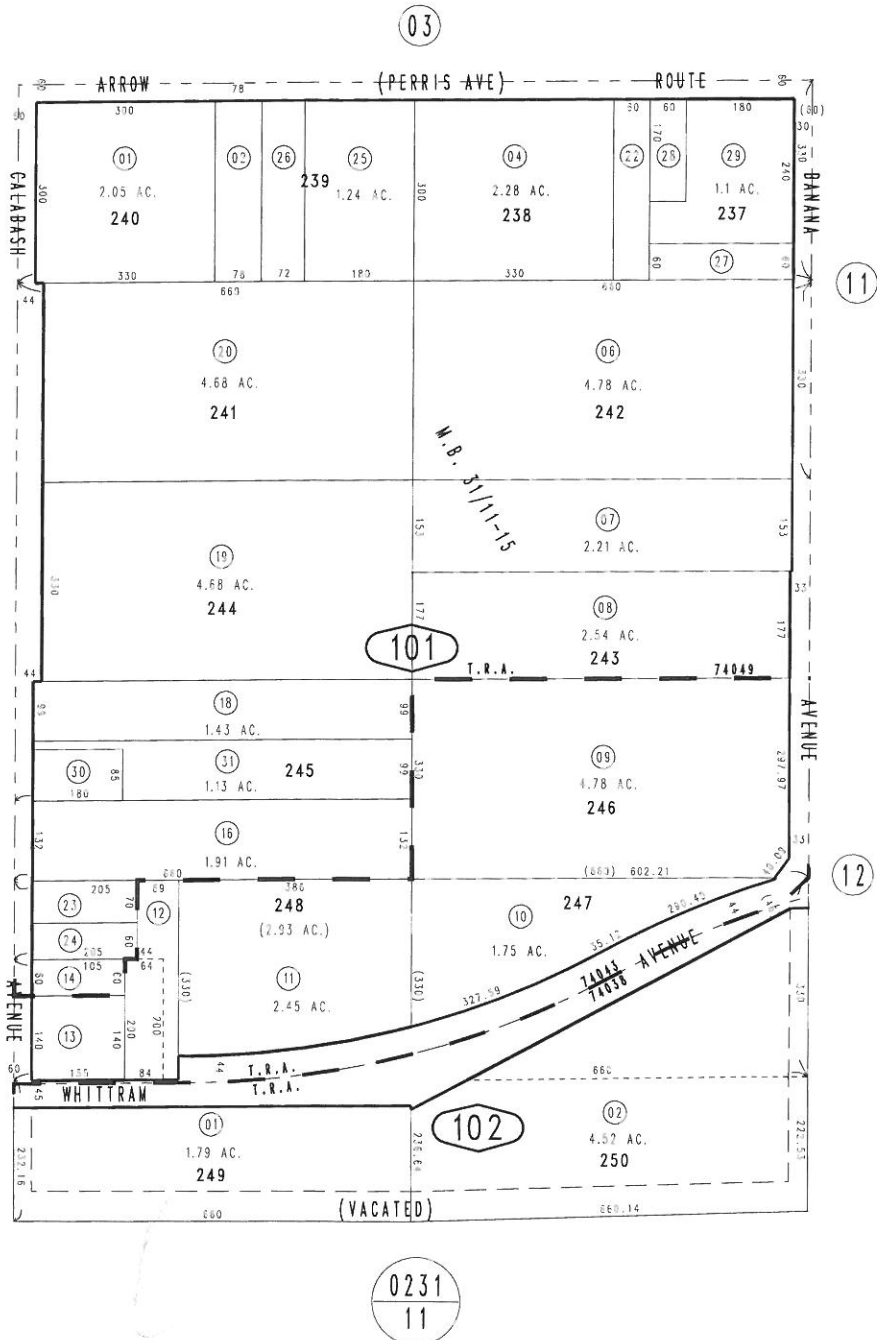


Ptn. Fontana Arrow Route Tract No. 2102  
M.B. 31/11-15

Fontana Unified  
Tax Rate Area  
74038, 74043  
74049

0230-10

1"=200'



February 2004

Ptn. S.W. 1/4, Sec. 10  
T.1S., R.6W.

Assessor's Map  
Book 0230 Page 10  
San Bernardino County

REVISED  
05/29/05 KA  
08/12/08 KA

## **FINDINGS - MINOR USE PERMIT**

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.** The 6.7-acre site is able to accommodate the proposed office and existing storage building. In addition, all aspects of the project are shown on the proposed site plan, which meets the required percentage of landscaping, provides the required number of parking spaces, including handicap spaces, shows all required setbacks and landscaping within those setbacks, adequate drive aisles, and required loading zones.
2. **The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use,** because the project is adjacent to Banana Avenue, which provides legal and physical access to the site.
3. **The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance.** The proposed project is an industrial use in an industrially developed area. The proposed use is not expected to exceed the existing noise in the area. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems. The project will incorporate landscaping and erosion control measures to buffer and protect adjoining uses.
4. **The proposed use and manner of development are consistent with the goals, policies, standards and maps of the General Plan and any applicable specific plan or planning area. The proposed development together with the provisions for its design and improvement are consistent with the goals and policies of the General Plan.** Specifically, the proposed use is consistent with General Plan Goal LU 4, which states that “the unincorporated communities within the County will be sufficiently served by industrial land uses.” The proposed project provides industrial development within an existing area surrounded with other industrial uses.
5. **There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels,** because the developer will be required to construct road improvements.
6. **The lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare,** because the conditions of approval require compliance with the Development Code standards relative to public health and safety.



7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities**, through the orientation and design of the building to take advantage of passive solar heating capabilities.
8. **In compliance with the California Environmental Quality Act (CEQA), this project is found to be categorically exempt from the provisions of CEQA.** Per Section 15061(b)(3) of the CEQA Guidelines, the project is exempt from environmental review as it will provide an expansion of a developed site located in an urbanized area, substantially surrounded by urban land uses, with utilities and public services available to serve the project. Therefore, if the project is approved, a Notice of Exemption will be filed. The County exercised independent judgment in making this determination.
9. **There are no circumstances that would result in standards or conditions not being able to adequately mitigate environmental impacts**, because the project is exempt from environmental review, and has been determined not to have a significant effect on the environment.
10. **The project is planned for immediate development and does not include a phased development**, because the project only proposes one new structure and does not include future construction of any additional structures.
11. **The project is not likely to result in controversy**, because the surrounding property owners were notified. There were no letters received in response to the project notice.

# **CONDITIONS OF APPROVAL**

## **Minor Use Permit**

### **Lord Contractors – Rail Delivery Service**

#### **GENERAL REQUIREMENTS**

##### Conditions of Operation and Procedures

##### LAND USE SERVICES/ Current Planning (909) 387-8311

1. Project Approval Description. This Minor Use Permit (MUP) is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the approved site plan and any other required and approved reports and/or displays (e.g. elevations) This project is approved to to construct a 26,250 square foot warehouse building to expand an existing logistics/freight company on 6.7 acres. Parking approved for the facility is based upon the above land use description.
  - a) Project signs shall comply with SBCC Chapter 83.13.
  - b) Project landscaping shall comply with SBCC Chapter 83.10
  - c) Project parking and internal access shall comply with SBCC Chapter 83.11. There are 27 parking spaces required and 27 parking spaces are proposed, which includes 26 standard spaces and 1 disabled van accessible space.
  - d) Project construction shall comply with all applicable construction codes including the California Building Codes (CBC) and Uniform Fire Code (UFC).
  - e) Project Land Use is limited to Categories A or B as listed in the CBC.The “developer” shall provide a copy of the approved conditions and site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements. Project APN: 0230-101-06; Project Number P201100503.
2. “Developer” Defined. The term “developer” as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
3. Project Location. The project site is located on the west side of Banana Avenue, approximately 300 feet south of Arrow Route, within the City of Fontana sphere of influence. The site is also located within the Second Supervisorial District.
4. Zoning Standards /IC. The project site is located in the Valley Region and in the Community Industrial (IC) General Plan/Zoning District. The following Overlays apply: None. Among the Valley Region IC development standards are:
  - Minimum Yards: Front: 25 feet, Side-Street: 25 feet, Rear: 10 feet; Interior Side-Interior 10 feet on one side and 0 feet other side,

- Maximum building height shall be 75 feet.
  - Maximum lot coverage shall be 85% of net lot area.
  - Minimum landscaping coverage shall be 1,000 sq. ft., then 15% of net lot area. Approved project landscaping covers 64,181 sq. ft., which is 26% of net area.
  - All new/existing above-ground utilities shall be placed underground.  
[Additional Industrial Building Standards are listed in SBCC 82.06.060.]
5. Revisions. Any proposed change to the approved use/activity on the site (e.g. from warehouse to manufacturing); or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Planning for review and approval obtained.
6. Continuous Effect/Revocation. All of the conditions of this project are continuously in effect throughout the operative life of the project for the use approved. Failure of the property owner, tenant, applicant, developer or any operator (herein "developer") to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
7. Expiration. This project permit approval shall expire and become void if it is not "exercised" within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
- a) The permittee has commenced actual construction or alteration under a validly issued building permit, or
  - b) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
- Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
- a) Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
  - b) The land use is determined by the County to be abandoned or non-conforming.
  - c) The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

Lord Contractors – Rail Delivery Service  
ZA Hearing: June 14, 2012

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The “developer” is responsible to initiate any Extension of Time application.

8. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
9. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
10. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.



This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

11. Project Account. The Job Costing System (JCS) account number is P201100503. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$3000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$500.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).
12. Condition Compliance. In order to obtain construction permits for grading, or any new building, final inspection, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
  - Grading Permits - a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
  - Building Permits - a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan.
  - Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
  - Tenant Occupancy - a copy of the signed CCRF for tenant occupancy of each respective building, after an on-site compliance inspection by County Planning.
13. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
  - a) FEDERAL: NONE
  - b) STATE: Regional Water Quality Control Board, South Coast Air Quality Management District, State Fish and Game, CalTrans, State Fire Marshall

- c) COUNTY: Land Use Services-Building and Safety/Code Enforcement, County Fire; Public Health-Environmental Health Services, Public Works, AND
  - d) LOCAL: LAFCO, Special Districts (Street Lighting and franchise), Fontana Water Company and City of Fontana.
14. Continuous Maintenance. The property owner and “developer” shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The “developer” shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
  - b) Graffiti and debris shall be removed immediately with weekly maintenance.
  - c) Landscaping shall be maintained in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated, it shall be done in a manner designed to conserve water, minimizing aerial spraying.
  - d) Erosion control measures shall be maintained to reduce water run off, siltation, and promote slope stability.
  - e) Architectural controls shall be enforced by the property owner to maintain compatibility of theme, materials, unfaded colors, building mass, size and height.
  - f) External Storage, loading, recycling and trash storage areas shall be kept neat, orderly, and fully screened from public view with a solid masonry wall not less than 6 feet in height. The wall shall include sight-obscuring gates. The solid wall(s) and gate(s) shall be continuously maintained in good repair. Commercial outside storage shall be fully screened from public view and not exceed the height of screening walls. No outdoor storage is allowed within any required setback.
  - g) Metal Storage Containers are NOT allowed in commercial or industrial loading areas or other areas unless specifically approved by this or subsequent land use approvals and if allowed shall be screened by landscaping or other means.
  - h) Screening shall be visually attractive. All trash areas, loading areas, mechanical equipment (including roof top), outside storage and allowed metal storage containers shall be screened from public view.
  - i) Signage. All on-site signs, including posted area signs (e.g. “No Trespassing”) shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular weekly basis. Signs on the site shall be of the size and general location as shown on the approved site plan or an approved sign plan.

- j) Parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs shall be maintained in an unfaded condition as identified on the approved site plan. Any modification to parking and access layout requires County review and approval. The markings and signs shall be clearly defined, unfaded and legible, these include parking spaces, disable space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps "No Parking" "carpool" and "Fire Lane" designations.
  - k) Fire Lanes. All markings required by the Fire Department including "No Parking" designations, and "Fire Lane" designations shall be clearly defined and shall be maintained in good condition at all times.
15. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration and the disposal of liquid waste. In addition to these, none of the following shall be perceptible without instruments at any point outside the project boundaries at adjoining property lines:
- Odors: No offensive or objectionable odor
  - Emissions: No emission of dirt, dust, fly ash, and other forms of particulate matter.
  - Smoke: No smoke from any project source shall be emitted of a greater density than that described in No. 2 on the Ringelmann Chart (as published currently by the United States Bureau of Mines)
  - Radiation: No dangerous amount of radioactive emissions.
  - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
  - Glare: No intense glare that is not effectively screened from view at any point outside the project boundary.
16. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.
17. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.

18. Underground Utilities. There shall be no new above ground power or communication lines extended to the site. All new utilities shall be placed underground in a manner, which avoids disturbing any existing/natural vegetation or the site appearance. Existing utilities around the site perimeter shall also be placed underground, where possible in coordination with the utility provider.
19. Operational Security. Implementation of operational security measures for commercial and industrial uses is highly recommended to include video surveillance and security patrols during non-business hours. The installation of exterior security lighting for all public areas in compliance with any night sky regulations is encouraged. This will assist in crime prevention and detection.
20. Access. The access point to the facility shall remain unobstructed at all times, except a driveway access gate, which may be closed after normal working hours.
21. AQ – Operational. The following operational measures shall be implemented:
  - a) Signs requesting that truck drivers turn off engines when not in use will be posted.
  - b) All diesel trucks servicing the project shall not idle more than five minutes per truck trip per day.
22. GHG – Operational. The developer shall implement the following operation standards as GHG mitigation during the operation of the approved project's use and activities:
  - c) The developer shall provide to all guests and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval obtained.
  - d) The developer shall demonstrate that measures have been included to promote ride sharing programs such as, but not necessarily including, publishing ride sharing information for all of the staff and clients, designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides.

LAND USE SERVICES/ Code Enforcement (909) 387-4044

23. Enforcement. If any County agency is required to enforce compliance with the conditions of approval, the property owner and "developer" shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and "developer" (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 - Development Code; Division 6 - Administration, Chapter 86.09 - Enforcement.



24. Weed Abatement. The developer shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES/ Environmental Health Services (DEHS) (909) 387-4666

25. Noise. Noise level shall be maintained at or below County Development Code Standards, Section 83.01.080 Contact DEHS – Land Use Section for information.
26. Septic Tank System. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Contact DEHS – Wastewater Section for information.
27. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual or other impacts, and environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least one (1) time, and refuse containing garbage shall be removed from the premises at least two (2) times per week to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.081 et. seq. For information, please call DEHS/LEA at: 909-387-4655.

COUNTY FIRE/ Community Safety (909) 386-8465

28. Fire Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
29. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

PUBLIC WORKS/ Land Development - Drainage (909) 387-8218

30. FEMA Flood Zone. Portions of this project is located within Flood Zone X-Shaded & X-Unshaded according to FEMA Panel Number 8651H dated 08/28/2008. In compliance with SBC regulations the following shall apply: The building pad shall be elevated or dry flood proofed 1 foot above the natural highest adjacent ground if the project lies in flood zone X-shaded. There are no elevation requirements for building in flood zone X-unshaded area.

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31. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
32. Additional Drainage Improvements. In addition to the drainage requirements stated herein, other on-site and/or off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to Public Works, Land Development Division.
33. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.
34. BMP Enforcement. In the event the property owner/"developer" (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or "developer", including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

PUBLIC WORKS/ Land Development - Drainage (909) 387-8145

35. Road Standards. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.

**PRIOR TO ISSUANCE OF GRADING PERMITS  
OR LAND DISTURBANCE**

*The Following Shall Be Completed*

LAND USE SERVICES/ Building and Safety (909) 387-8311

36. Grading Plans. If grading exceeds fifty (50) cubic yards, approved plans will be required.

LAND USE SERVICES/ Current Planning (909) 387-8311

37. Grading - A copy of the final grading plan, shall be submitted and approved to the satisfaction of County Planning. It shall include the following:
- a) Fill material quantities shall not exceed thirty (30) feet in depth.
  - b) Manufactured slopes shall not exceed ten (10) feet in height, where natural terrain slope is 10% or less. The toe and crest of any slope in excess of ten (10) feet in height shall be rounded and gradually adjusted to the angle of the natural terrain.
  - c) Off-site grading easements shall be obtained where necessary and copies shall be submitted to County Planning prior to grading.
  - d) Any areas to be graded and remain undeveloped after construction shall be revegetated according to the approved landscape plans as soon as possible, but no later than ninety (90) days after the cessation of grading activities.
  - e) Landscape design and plant selection in areas directly adjacent to open space shall conform to the surrounding native vegetation. The use of native trees and shrub species should match those present on and adjacent to the site.
38. Air Quality (AQ) – Dust Control Plan. The developer shall submit to the satisfaction of County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the approved DCP. The DCP shall include activities to reduce on-site and off-site fugitive dust production, including:
- e) Exposed soil shall be kept continually moist through a minimum of twice daily watering to reduce fugitive dust during all grading and construction activities.
  - f) Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
  - g) Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
  - h) Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.
  - i) All truck-beds hauling dirt away from the site shall be covered.
  - j) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
  - k) Storage piles that are to be left in place for more than three working days shall either be: Sprayed with a non-toxic soil binder, or covered with plastic or re-vegetated.

39. AQ – Construction. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality: During construction, each contractor and subcontractor shall implement the following, whenever feasible:
- l) Approved Dust Control Plan (DCP) submitted with the Grading Plans.
  - m) Provide documentation prior to beginning construction demonstrating that the project proponents will comply with all SCAQMD regulations including 402, 403, 1113 and 1403.
  - n) Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
  - o) Trucks/equipment shall not be left idling on site for periods in excess of 10 minutes.
  - p) Provide temporary traffic control during all phases of construction.
  - q) Provide on-site food service for construction workers.
  - r) Use reformulated low-sulfur diesel fuel in equipment and use low-NO<sub>x</sub> engines, alternative fuels and electrification. Apply 4-6 degree injection timing retard to diesel IC engines. Use catalytic converters on gasoline-powered equipment.
  - s) Minimize concurrent use of equipment through equipment phasing.
  - t) Substitute electric and gasoline-powered equipment for diesel-powered equipment.
  - u) Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
  - v) Maintain construction equipment engines in good order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.
  - w) Install storm water control systems to prevent mud deposition onto paved areas.
  - x) Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
40. GHG – Construction. The developer shall submit for review and approval to County Planning a letter agreeing to include the following as conditions of all construction contracts/subcontracts to reduce impacts to GHG by implementing, where appropriate. The construction contractor shall do the following:
- a) Select the construction equipment used on site based on low emissions factors and high energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
  - b) Ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.



- c) Confirm that the construction grading plans include a statement that all construction equipment (including construction vehicles and electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes. During smog season (May through October), the overall length of the construction period shall be extended in order to decrease the size of the area prepared each day. This will minimize vehicles and equipment operating at the same time.
  - d) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).
  - e) Schedule construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain safety adjacent to existing roadways.
  - f) Comply with SCAQMD Rule 1113 on the use of architectural coatings. Emissions associated with architectural coatings will be reduced by complying with these rules and regulations, which include using precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coating, and coating transfer or spray equipment with high transfer efficiency
  - g) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) in accordance with the policies and procedures of County Solid Waste Management.
  - h) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
41. Cultural Resources. The “developer” shall prepare, submit for review and obtain approval of a letter agreeing to adhere to the following requirements and to include in any construction contracts/subcontracts a requirement that project contractors adhere to the following requirements:
- If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning and the County Museum. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified.

PUBLIC WORKS/ Land Development – Drainage (909) 387-8218

42. Drainage Facility Design. A Registered Civil Engineer shall investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval.
43. FEMA Flood Zone. Portions of this project is located within Flood Zone X-Shaded & X-Unshaded according to FEMA Panel Number 8651H dated 08/28/2008. In compliance with SBC regulations the following shall apply: The building pad shall be elevated or dry flood proofed 1 foot above the natural highest adjacent ground if the project lies in flood zone X-shaded. There are no elevation requirements for building in flood zone X-unshaded area.
44. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
45. Grading Plans. Grading plans shall be submitted for review and approval obtained.
46. Flood Zone Requirements. The project is located within Flood Zone X shaded according to FEMA Panel Number 8635F dated 3/96 and will require the building pad to be elevated 1 foot above natural adjacent ground in compliance with FEMA/SBC regulations.
47. San Sevaine Fee. The project site is located within the San Sevaine Drainage Fee area and is subject to a fee of \$4,405 per net developed acre that is to be paid prior to issuance of any grading or building permit. (SBC Ord, No. 3358)  
Total net developed acreage is **5.02** acres and the fee shall be **\$22,079.51**.
48. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,500 deposit for WQMP review will be collected upon submittal to the Land Development Division. Copies of the WQMP guidance and template can be found at:  
[http://www.sbcounty.gov/dpw/land/environmental\\_mgmt.aspt.asp](http://www.sbcounty.gov/dpw/land/environmental_mgmt.aspt.asp)
50. WQMP Inspection Fee. The developer shall deposit an inspection fee for WQMP in the amount of **\$3,600** to Land Development Division.

Lord Contractors – Rail Delivery Service  
ZA Hearing: June 14, 2012

PUBLIC WORKS/ Solid Waste (909) 386-8968

51. Waste Management Plan. The developer shall complete Solid Waste Management Division's (SWMD) "Construction and Demolition Waste Reduction and Recycling Plan", listing the types and volumes of solid waste materials expected to be generated from grading and construction, as well as the types and volumes of materials actually diverted from landfill disposal for reuse or recycling. The completed plan shall be submitted to SWMD for review and approval. Upon completion of grading the developer shall complete SWMD's "Construction and Demolition Recycling Summary Report" and submit the report to SWMD for review and approval prior to final inspection.

COUNTY FIRE/Community Safety Division (909) 386-8465

52. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code.

***PRIOR TO ISSUANCE OF BUILDING PERMITS****The following shall be completed:*LAND USE SERVICES/ Building and Safety (909) 387- 8311

53. Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans approved by the Building and Safety Division.
54. Drainage Review. Approval from the Drainage Section - Land Development is required for all new construction in the FP Zone.
55. Disabled Path of Travel. Provide a path of travel from the disabled parking spaces up to the primary entrance of the building.
56. Disabled Parking Spaces. Provide van accessible parking spaces for the disabled. One in every eight accessible spaces, but not less than one, in each parking area, shall be served by an access aisle 96 inches wide and shall be designated van accessible. *The words "NO PARKING" shall be painted on the ground within each eight-foot loading area as specified in the California Building Code.*
57. Flood Hazard Review. A Flood Hazard Review approved by the Drainage Section - Land Development is required prior to any submittals to Building and Safety.

LAND USE SERVICES/ Environmental Health Services (DEHS) (909) 387-4666

58. Water. Water purveyor shall be by connecting to the Fontana Water Company.
59. Water Letter. Developer shall procure a verification letter from the Fontana Water Company. This letter shall state whether or not water service shall be made available to the project by the Fontana Water Company. The letter shall reference the Project Number P201100503 and Assessor's Parcel Number APN: 0230-101-06.
60. Sewer. Method of sewage disposal shall be DEHS approved.
61. Sewer Alternate. If sewer connection and service are unavailable, septic systems will then be allowed, under the following condition: Soil percolation report shall be submitted to DEHS for review and approval. A sanitary waste plot plan may also be required if conditions warrant review. For information, contact Water Section at 909-387-4666.



62. Acoustical Study. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the Division of Environmental Health Services (DEHS) for review and approval (Specifically address any equipment noises that may affect neighbor residences). For information and acoustical checklist, contact DEHS at 909-387-4655.

PUBLIC WORKS/ Land Development - Roads (909) 387-8218

63. Required Road dedication and Improvements. Prior to issuance of building permits, the developer shall submit for review and obtain approval from the County Public Works of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to San Bernardino County Department of Public Works 825 E. Third Street, Room 204, San Bernardino CA 92415-0835 Phone 387-8218:

**Banana Avenue (Collector – 66')**

- A 3-foot grant of easement is required to provide a half-width right-of-way of 33'.
  - Design Curb and Gutter with match up paving 22 feet from centerline.
  - Design sidewalks per County standard 109 type C.
  - Design driveway approach per San Bernardino County Standard 129B and located per 130.
64. Road Design. Road sections within or bordering the development shall be designed and constructed to Valley Road standards and to Road Standards of San Bernardino County in accordance with the policies and requirements of the County Department of Public Works and the Master Plan of Highways.
65. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction.
66. Utilities. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.
67. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.

68. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
69. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
70. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
71. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the Department of Public Works confirming the adequacy of the grade.

PUBLIC WORKS – Traffic Division (909) 387-8186

72. Regional Transportation Facilities Fee. This project falls within the Regional Transportation Facilities Mitigation Plan for the Fontana Subarea. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. The fee assessed will be based on the applicable rates at the time of application for a building permit. These fees are subject to change however the current Regional Transportation Fee Plan can be found at the following website:  
[http://www.sbcounty.gov/dpw/transportation/transportation\\_planning.asp](http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp)

COUNTY FIRE/ Community Safety (909) 386-8465

73. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
74. Building Plans. Not less than two (2) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F-42]
75. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements.

76. Water Service Certification. The developer shall provide the Fire Department with a letter from the serving water company, verifying financial arrangements have been made for the required water improvements or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

LAND USE SERVICES/ Current Planning (909) 387-8311

77. Building Elevations. The developer shall obtain approval from County Planning for the exterior elevations on all four sides of the proposed building. The elevations shall demonstrate horizontal and vertical elements (e.g. trim design, architectural elements, windows, etc.). All sides of the building, except loading dock areas shall have landscape planters adjacent to the building walls. The use of trellises, arbors, planters and atriums is encouraged. All walls shall be shown and approved by County Planning prior to construction. Where possible, all new proposed structures and their related elements shall be painted, treated, or otherwise finished to blend in to the surrounding existing architectural theme. Screening materials shall blend into adjacent architectural elements. All roof mounted mechanical equipment shall be screened from view and shall be painted to match the roof color.
78. Landscape and Irrigation Plan. The developer shall submit and obtain approval from County Planning and County Public Works of four (4) copies of a Landscape and Irrigation Plan prepared by a registered landscape architect. The plan shall comply with the requirements of the Development Code.
79. Underground Utilities. All new on-site utility lines (66KV or less) located on or around the perimeter of the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to underground these facilities.
80. Signs. The developer shall submit a signs for review and approval. Each tenant shall submit for approval any additions or modifications to the approved signs. The signs shall adhere to the following:
- a) All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
  - b) All sign lighting shall not exceed one-half (0.5) foot-candle.
  - c) No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
  - d) There shall be no more than one freestanding sign per frontage. No freestanding sign shall be more than 25 feet above the road to which it is oriented.
  - e) Monument signs shall not exceed six feet above ground elevation and shall be limited to one per frontage.
  - f) Directional signs shall be allowed as shown on the sign plan submitted with landscape plans.



81. LID - The developer shall incorporate "Low Impact Design" concepts wherever possible to reduce storm water runoff and increase on-site infiltration. The design goal is to maintain offsite flows of storm water to predevelopment rates. Among the design concepts that may be incorporated are:
- a) Incorporate pervious materials (e.g. pavers on gravel, porous concrete) in parking spaces not drive aisles.
  - b) Design parking lot drainage to flow into landscaped areas, wherever feasible.
  - c) Drain parking spaces into the adjacent landscaping using wheel stops in lieu of curbed planters. Parking spaces should be flush with the adjacent landscaped area to facilitate storm water runoff and absorption.
  - d) Decorative drive entry statements should utilize pervious pavers in lieu of stamped concrete.
82. LEED - The developer shall incorporate wherever possible design concepts adopted by the US Green Building Council in the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The standards can be found at the web site: <http://www.usgbc.org>.
83. AQ – Coating Restrictions. The developer shall submit to the satisfaction of County Planning a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:
- a) Architectural coatings with Reactive Organic Compounds (ROC) shall not have content greater than 100 g/l.
  - b) Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day
  - c) High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.
84. AQ – Energy Conservation. The developer shall incorporate the following design elements:
- a) Energy efficient lighting.
  - b) Alternative energy resources such as active and passive solar energy features.
  - c) California Energy Commission insulation standards.
  - d) All new and modified stationary sources of emissions shall be subject to SCAQMD Regulation XIII, New Source Review. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin.
85. AQ – Non-residential Design. The developer of all non-residential projects that are greater than 10,000 square feet in area shall include the following air quality design considerations (per County Code Section 83.14.030):



- a) Bicycle Parking Required. Bicycle parking facilities or secured bicycle lockers shall be provided for all non-residential and multi-family (of 10 or more units) developments. Parking racks or secured lockers shall be provided at a rate of 1 per 30 parking spaces with a minimum of a three-bike rack. [e.g. 4236 spaces / 30 per = 141 bike rack spaces or (29) 5-space racks]
  - b) Shower facility for Bikers. A minimum of one shower facility accessible to both men and women shall be provided for persons bicycling or walking to work for all new non-residential development meeting the CMP thresholds (250 or more peak hour trips).
  - c) Pedestrian and Bicycle Connections to Streets. On-site pedestrian walkways and bicycle facilities shall be provided connecting each structure in a development to public streets for all new non-residential and multi-family (of 10 or more units) development.
  - d) Passenger Loading Area. Passenger loading areas in locations close to building entrances (but not interfering with vehicle circulation) shall be provided for all new non-residential and multi-family (of 10 or more units) developments with at least 100 parking spaces. (Loading area shall be equivalent to a minimum of 5 parking spaces and shall have a 15 minute parking time limit)
  - e) Vanpool Parking. Vanpool parking spaces shall be provided near building entrances in all new non-residential developments. A vertical clearance of no less than 9' shall be provided.
  - f) Alternative energy. Provide for the use of alternative energy resources (e.g. passive lighting, heating, ventilation and air conditioning) & conservation efforts in wastewater treatment.
  - g) Employee Services. Provide on-site employee services such as automated tellers, cafeterias, postal machines). [Mitigation Measure III-5]
86. AQ – HRA Revisions. A Health Risk Assessment (HRA) shall be prepared for any subsequent development/tenant that proposes land uses that contain sensitive receptors as defined by SCAQMD to demonstrate that a significant health risk will not be posed. This mitigation measure will be disclosed to any future buyer, renters, leasers, etc.
87. AQ – TRU. Where transport refrigeration units (TRU's) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRU's with electric standby.
88. GHG – Design. The developer shall submit for review and approval to County Planning documentation that the following measures have been incorporated into the design of the project to reduce potential project emission impacts on green house gases (GHGs):
- a) The Developer shall document that the design of the proposed buildings or structures exceeds by a minimum of five percent (5%) the current Title 24 requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds the Title 24 minimum plus five percent (5%) cumulative goal for the

entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended October 1, 2005; Cool Roof Coatings performance standards as amended September 11, 2006):

- Increase insulation such that heat transfer and thermal bridging is minimized.
  - Incorporate dual paned or other energy efficient windows,
  - Incorporate energy efficient space heating and cooling equipment,
  - Incorporate energy efficient light fixtures, photocells, and motion detectors,
  - Incorporate energy efficient appliances,
  - Incorporate energy efficient domestic hot water systems,
  - Incorporate solar panels into the electrical system,
  - Incorporate cool roofs/light colored roofing,
  - Incorporate other measures that will increase energy efficiency.
  - Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
- b) The developer shall submit a landscape plan for the project that includes shade trees around main buildings, particularly along southern and western elevations where practical and in a manner that will not interfere with loading locations or other operational constraints. These plans shall also include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and conserve water and energy.
- c) The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes either an onsite weather station, ET gauge or ET based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- d) The developer shall document that the proposed building or structure designs incorporate exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas... Installation of the identified design features or equipment will be confirmed by the County prior to final inspection of each building.
- e) All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards, as confirmed by County Building & Safety.
- f) Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3, as confirmed by County Building & Safety.

- g) The developer shall submit to County Planning for review and approval landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and conserve water and energy.
- h) The developer shall demonstrate that measures have been included to promote ride sharing programs such as, but not necessarily including, publishing ride sharing information for all of the guests and staff, designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides. Documentation of compliance with this measure shall be submitted to County Planning for review and approval.
- i) The developer shall demonstrate that the proposed building or structure designs incorporate exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. Documentation of compliance with this measure shall be provided to County Planning for review and approval. Installation of the identified design features or equipment will be confirmed by the County prior to final inspection of each building.
- j) The developer shall demonstrate that measures have been included to provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Documentation of compliance with this measure shall be submitted to County Planning for review and approval. Installation of the identified design features or equipment shall be confirmed by the County prior to final inspection of each building.
- k) The developer shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs or equivalently efficient lighting to the satisfaction of the County Building Official.

LAND USE SERVICES/ Code Enforcement (909) 387-4044

89. Sign Registration. Prior to installation of any freestanding, wall, roof, projecting or monument sign, an approved sign registration application and plot plan are required.

SPECIAL DISTRICTS/Street Lights (909) 387-5940

90. Street Lighting Plans Developer shall submit street lighting plans and check fees for review and approval. Contact Special Districts at (909) 387-9612.



***PRIOR TO FINAL INSPECTION OR OCCUPANCY PERMITS****The Following Shall Be Completed:*LAND USE SERVICES/ Building and Safety (909) 387- 8311

91. Lighting Plan. Submit an outdoor lighting plan and obtain permits prior to installation of lighting standards.
92. Lighting Standards. Sign lighting shall comply with California Energy regulations.

LAND USE SERVICES/ Current Planning (909) 387-8311

93. Parking and on-site circulation requirements shall be installed as follows:
- a) All vehicular access drives shall be surfaced with all weather paving, minimum three (3) inches asphalt and six (6) inches of base or greater surfacing, as determined by Building and Safety to adequately handle extensive heavy hauling large truck traffic.
  - b) All truck access drives to loading dock areas shall be forty feet (40') wide or greater.
  - c) All access drives around a multi-story building shall be thirty (30') feet or greater.
  - d) All primary vehicular access drives shall be twenty-six feet (26') wide or greater.
  - e) All parking lot vehicular aisle width shall be twenty-four feet (24') wide or greater.
  - f) All paved parking stalls shall be clearly striped and permanently maintained.
  - g) All paved access drives shall have all circulation markings clearly painted and permanently maintained including arrows painted to indicate direction of traffic flow.
  - h) All on-site pedestrian crosswalks will be delineated with a minimum 6" white or yellow painted line. All pedestrian crossings in public right-of-way shall be delineated per County Standards.
  - i) All internal parking lot stops shall be installed with a painted limit line and shall have either a breakaway pole sign and/or painted "STOP" lettering on the paving
  - j) Bike stands, motorcycle parking and carpool preferred parking shall be provided.
  - k) No parking allowed along the entry drives, except in designated parking spaces.
94. Shield Lights. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
95. Wheel Stops. All back-in truck trailer parking spaces shall have a wheel stop or other physical barrier twelve feet from any wall, fence or building to prevent damage. All other vehicle spaces shall have wheel stops installed when adjacent to fences, walls or buildings; these shall be three feet (3') away from such facilities.



96. Paint Parking Spaces. All non-truck parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the facility, with the two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows shall be painted on the paving to indicated direction of traffic flow. All truck parking stalls and docks shall have at a minimum a single six (6) inch wide line per each side of the stall. The appropriate parking plan shall be implemented based on the identified tenant, and stalls painted accordingly.
97. Disabled Access. Disabled access parking spaces shall be clearly marked as handicap spaces and said markings shall be maintained in good condition at all times.
98. Landscaping Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for all landscape planting and irrigation systems to insure that the landscaping remains in a healthy thriving condition for a minimum of two full years. As a minimum this surety shall be in an amount equal to 120% of the cost estimate by a licensed landscape architect and must include material and labor for each landscaped area. Failure to accomplish the screening and other landscape objectives listed in the landscaping conditions for this proposed use shall require additional/replacement plantings or other corrective measures as determined necessary by County Code Enforcement. Also the requirement for the Special Use Permit shall be extended and continue until such time as the objective has been accomplished to the satisfaction of County Code Enforcement and sustained for one year.
99. Landscaping Installed. All landscaping and all walls/fencing, bike paths, etc. as delineated on the approved landscape plan shall be installed.
100. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
101. Screen Dumpsters. All trash receptacles shall be screened from public view and shall have a water proof roof.

LAND USE SERVICES/ Code Enforcement (909) 387-4044

102. Special Use Permit - Landscaping. The developer shall submit an application with the appropriate fees and obtain approval of a Special Use Permit for the confirmation inspections and administration of the surety to guarantee the installation, proper maintenance, and survival of the required landscaping.

PUBLIC WORKS/ Land Development - Drainage (909) 387-8218

103. Drainage and WQMP Improvements. All required drainage and WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works.

104. WQMP Final File. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section

PUBLIC WORKS/ Land Development - Roads (909) 387-8218

105. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
106. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the County Public Works.
107. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity

PUBLIC WORKS/ Solid Waste (909) 386-8968

108. Recycling Material Storage. The developer shall provide space for storage of recycling materials equal to the space required and provided for refuse storage. This will assist diverting waste from the landfills. The property owner will include in lease agreements requirements for tenants to participate in waste stream diversion by recycling cardboard packaging, pallets, and other recyclables (e.g. paper, bottles and cans).

COUNTY FIRE/ Community Safety (909) 386-8400

109. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]
110. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is one hundred (100) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. [F82]
111. Knox © Key Box. An approved Fire Department Knox © key box is required. The Knox © key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial

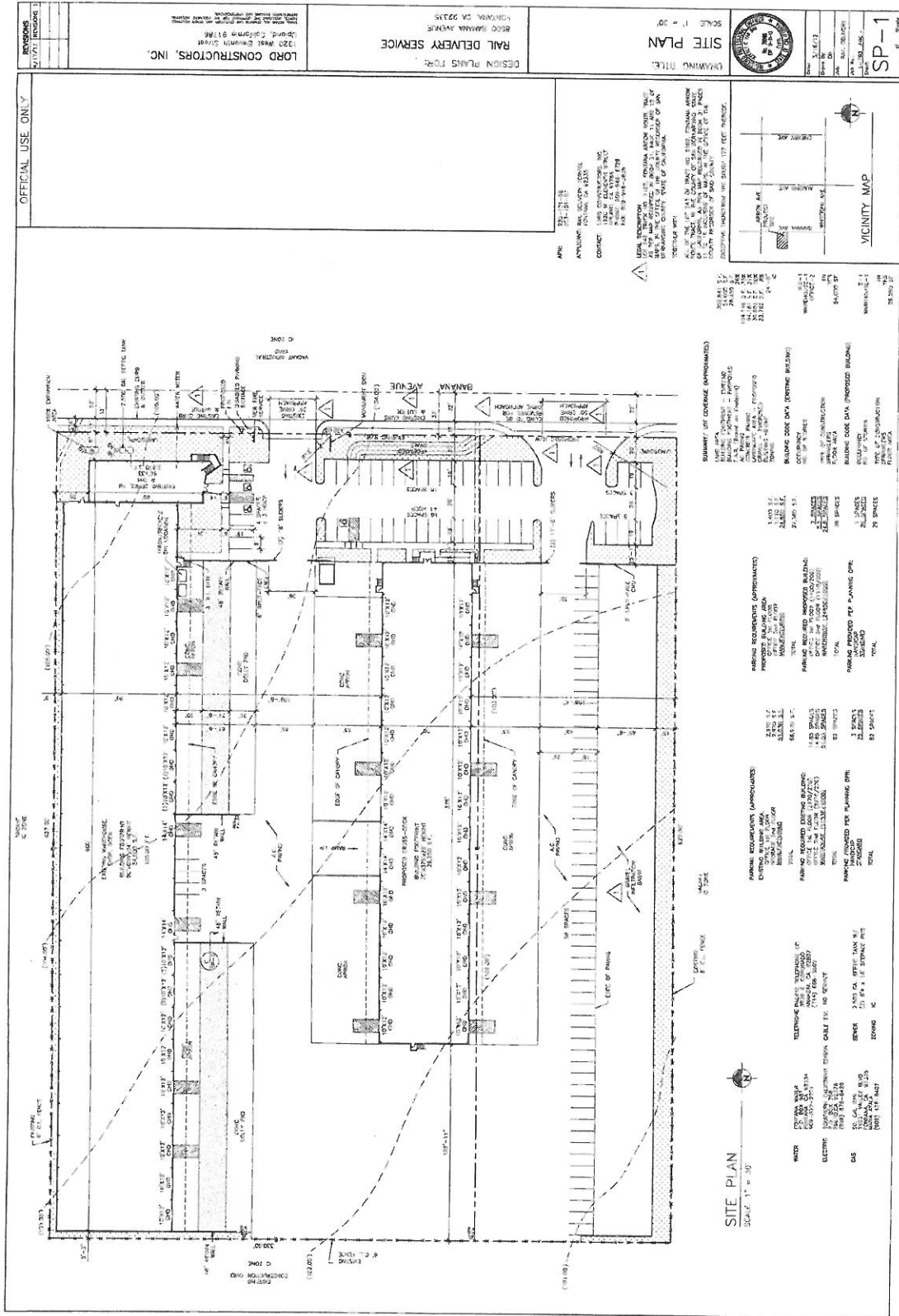
Lord Contractors – Rail Delivery Service  
ZA Hearing: June 14, 2012

and multi-family complexes, all swing gates shall have an approved fire department Knox © switch. [F85]

COUNTY FIRE/ Hazardous Materials Division (909) 386-8401

112. Emergency Plan. Prior to occupancy, operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and waste or a letter of exemption. Contact Office of the Fire Marshall, Hazardous Materials Division at: (909) 386-8401
113. Handlers Permit. Prior to occupancy, developer shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank permit. For information call County Fire Department/Hazardous Materials Division, Field Services at (909) 386- 8401.

**END OF CONDITIONS**



OFFICIAL USE ONLY

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/71	ISSUED FOR PERMIT

DESIGN PLANS FOR

RAIL DELIVERY SERVICE

8500 BAYVIEW AVENUE

REDWOOD CITY, CALIF. 94061

LORD CONSTRUCTORS, INC.

SCALE: 1" = 30'

SITE PLAN

DRAWING TITLE

DATE: 10/1/71

BY: J. J. JONES

CHECKED: J. J. JONES

APPROVED: J. J. JONES

SP-1

1



SITE PLAN  
SCALE: 1" = 30'

WATER	10" DIA. 10' DEEP	10' DIA. 10' DEEP
ELECTRIC	4" DIA. 10' DEEP	4" DIA. 10' DEEP
SEWER	12" DIA. 10' DEEP	12" DIA. 10' DEEP
DATA	12" DIA. 10' DEEP	12" DIA. 10' DEEP

PAVING REQUIREMENTS (APPROXIMATE)	
EXISTING PAVING AREA	2,100 S.F.
PAVING REQUIRED FOR PLANNING	2,100 S.F.
TOTAL	4,200 S.F.

PAVING REQUIREMENTS (APPROXIMATE)	
EXISTING PAVING AREA	2,100 S.F.
PAVING REQUIRED FOR PLANNING	2,100 S.F.
TOTAL	4,200 S.F.

PAVING REQUIREMENTS (APPROXIMATE)	
EXISTING PAVING AREA	2,100 S.F.
PAVING REQUIRED FOR PLANNING	2,100 S.F.
TOTAL	4,200 S.F.

PAVING REQUIREMENTS (APPROXIMATE)	
EXISTING PAVING AREA	2,100 S.F.
PAVING REQUIRED FOR PLANNING	2,100 S.F.
TOTAL	4,200 S.F.